

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 218B 1-19 Colombo Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$295,000 & \$324,500

Median sale price

Median price \$732,000 Property Type Unit Suburb Mitcham

Period - From 01/04/2019 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	405A/1-19 Colombo St MITCHAM 3132	\$320,000	20/10/2019
2	408A/1-19 Colombo St MITCHAM 3132	\$305,000	30/05/2019
3	112B/1-19 Colombo St MITCHAM 3132	\$299,000	07/02/2019

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/04/2020 15:05



1 1 0

Property Type: Apartment

Agent Comments

Magnificently Located one bedroom unit within minutes walk to from Mitcham Train Station, Mitcham Bus Depot and Street Cafes, Shopping and Retail Strips... Currently tenanted at \$330 per week - Makes this the ideal investment opportunity with positive returns on offering - Be quick to inspect this property... Inspections are Strictly by Appointments only - Harry Fares 0458 766 958

Comparable Properties



405A/1-19 Colombo St MITCHAM 3132
(REI/VG)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 20/10/2019

Rooms: 2

Property Type: Apartment



408A/1-19 Colombo St MITCHAM 3132
(REI/VG)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 30/05/2019

Rooms: 2

Property Type: Apartment



112B/1-19 Colombo St MITCHAM 3132
(REI/VG)

Agent Comments

1 1 1

Price: \$299,000

Method: Private Sale

Date: 07/02/2019

Rooms: 2

Property Type: Apartment